

**Emergency Relief for Construction
affected by Economic Crisis
Section 8-13 of the Code of Miami-Dade County
Ordinance 09-10.**

What is the Emergency Relief Ordinance?

The Emergency Relief Ordinance 09-10 is an amendment to Chapter 8 of the Code of Miami-Dade County which establishes a procedure for issuance of a Stop Work Order which would prevent the expiration of the building permit for qualifying property.

What types of construction qualify for the issuance of a Stop Work Order?

New residential or commercial construction with a permit issued or re-issued on or after October 1, 2006 and with an expiration date on or before December 31, 2009. The construction work must have been temporarily suspended or abandoned due to economic hardship.

What qualifies as economic hardship?

Bankruptcy, foreclosure, assignment of benefit of creditors and or absence of credit, short sales and slow sales as demonstrated by fewer than 50% of the units under construction being under sales contract.

What is the procedure for requesting the issuance of a Stop Work Order?

The property owner and permit holder must complete a Request for Issuance of a Stop Work Order Affidavit of Compliance (Miami-Dade County Form). This form must be submitted to the Building Official with documentation that substantiates the financial hardship.

Once the form and documentation is reviewed, a field inspector will be sent to the construction site to confirm the site complies with minimum safety requirements. If everything is in compliance, the permit will be valid and the Stop Work Order will be issued.

Is there a fee for placing the stop work order?

The department will not access a fee for the placing of the stop work order. However at the time of your request you are required to pay any outstanding fees owed to the Building and Neighborhood Compliance Department for services already rendered this includes but is not limited to outstanding re-inspection fees.

What are the minimum safety requirements for the construction site?

Property must be fenced in or secured, clean of debris and construction material. The site must be maintained in a safe condition throughout the stop work order period.

How long is the Stop Work Order valid for?

The Stop Work Order is valid for 180 days or until June 30, 2010, whichever comes sooner. If a request for lifting of the Stop Work Order is not received within 180 days or before June 30, 2010, whichever comes sooner, the permit will expire and will be subject to enforcement action.

May I resume construction when the Stop Work Order is in place?

No, the Stop Work Order must be lifted before resuming construction. The property owner and permit holder need to complete a Request for Lifting of a Stop Work Order (Miami-Dade County Form) within 180 or before June 30, 2010, whichever comes sooner. Additionally, the required permit extension fee of \$78.71 must be paid.

Once the Stop Work Order is lifted, how much time do I have to secure an approved inspection?

Once the Stop Work Order is lifted, you have 180 days to secure an approved inspection.

To view the forms, please click onto the following:

[Request for Issuance of Stop Work Order](#) 

[Request for Lifting of Stop Work Order](#) 

These forms can also be accessed via the following online link:
<http://www.miamidade.gov/building/form-checklist.asp>



Building and Neighborhood Compliance Department
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